WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 169,566.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May 2002

Notary Public

My Commission Expires: 8/5/02
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Ronald Patrick Smith and Patricia Baugus	NVR Mortgage Finance, Inc.	Map 136-5-A
204 Cates Place	P. O. Box 999	Parcel 38
Nashville, TN 37217	Pittsburgh, Pa 15230	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **NVR, INC., A VIRGINIA CORPORATION, SUCCESSOR BY MERGER TO FOX RIDGE HOMES, INC.,** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **RONALD PATRICK SMITH AND PATRICIA BAUGUS, HUSBAND AND WIFE,** hereinafter called Grantees, their heirs and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit.

Land in Davidson County, Tennessee being Lot No. 134 on the plan of Bayview Estates, Phase One, First Revision of record in Plat book 9700, page 920, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Fox Ridge Homes, Inc., by special warranty deed from Bayview Venture, LLC, of record in Instrument No. 20020117-0007086 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Taxes for the year 2002, a lien which is not yet due and payable.

b. All matters of record in Book 9700, page 920, Register's Office for Davidson County, Tennessee.

c. Restrictive covenants contained in an instrument of record in Book 10323, page 55; Book 10727, page 268; Book 11019, page 911; Book 11251, page 126; Book 11271, page 163; and Instrument No. 20020104-0001403, Register's Office for Davidson County, Tennessee.

d. By-Laws of record in Book 10323, page 86, Register's Office for Davidson County, Tennessee.

e. Landscape Agreement as set out in Book 10339, Page 298, Register's Office for Davidson County, Tennessee.

f. Easements of record in Book 3708, page 237; Book 7830, page 233; Book 10085, page 576; and in Book 10339, page 233, Register's Office for Davidson County, Tennessee.

g. Easement for Bell South of Record in Book 11762, page 271, Register's Office for Davidson County, Tennessee.

h. Quitclaim Deed of Common Areas in Instrument No. 200007100068261 and Instrument No 20020104-0001404, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as **204 Cates Place, Nashville, TN 37217.**

Davidson County DEEDWARR
Recvd: 05/21/02 10:41 2pgs
Fees:13.00 Taxes:627.39
20020521-0061856

4430

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all person whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness MY HAND 15th day of May, 2002.

NVR, INC., a Virginia Corporation

BY: Deborah P. Buford
Deborah P. Buford, Assistant Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Deborah P. Buford with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Assistant Secretary respectively of NVR, Inc., a Virginia Corporation, the within named bargainor, and corporation, and that she as such Assistant Secretary being authorized so to do, execute the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the said Deborah P. Buford as such Assistant Secretary and attesting the same of the corporation, by the said Deborah P. Buford as such Assistant Secretary..

WITNESS my hand and notarial seal at my office at Franklin, Tennessee, this 15th day of May, 2002.

NOTARY PUBLIC

My Commission expires: 8-5-02

HENRY E. RAGLE, JR.
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE
My Commission Expires